

AGRI-TOURISM AND/OR NATURE BASED TOURISM DEVELOPMENT OPPORTUNITY

94-142 LOWER KING STREET, CABOOLTURE



Undulating 44.9HA site • Opportunity to capitalise on booming visitor economy

Tender closes 2pm, Wednesday 4th March 2026

INFORMATION MEMORANDUM

**INVEST
MORE**
MORETON BAY, QUEENSLAND

**CITY OF
MORETON BAY**

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The Opportunity

EXPRESSIONS OF INTEREST

The City of Moreton Bay presents an exclusive investment opportunity for those interested in growing a tourism sector that combines economic prosperity with environmental stewardship. We invite visionary individuals or organisations seeking opportunities in the nature-based tourism, agri-tourism and ancillary services to join us in this transformative venture, contributing to visitor economy, community development and environmental sustainability.

By converting grazing land the site and project will foster job creation and stimulate growth in ancillary industries such as hospitality, retail, entertainment, transport and travel services. The influx of visitors will provide employment opportunities for the local workforce, local suppliers (supply-chains) and service providers which will enhance the economic vitality of the region and specifically bolster the local community's financial opportunity.

Beyond economic benefits, this project will impact social and cultural aspects of the community. It will promote community engagement and cultural exchange. The celebration of cultural heritage fosters pride and appreciation among residents, creating a vibrant and inclusive community.

Environmental stewardship is a crucial focus of the site and ultimately of the successful project. By transforming grazing land into an agri-tourism and/or nature-based tourism destination and ancillary services, we preserve and restore natural habitats. This contributes significantly to biodiversity conservation, and ecosystem protection. The project serves as a showcase for our community's commitment to environmental sustainability and offers educational opportunities for residents and visitors alike, raising awareness about the importance of protecting and preserving the natural environment.

Join us in this exciting venture where your investment not only yields financial returns but also makes a meaningful contribution to the community's development, cultural enrichment, and environmental sustainability.

PRIORITY DELIVERABLES

- Agri-tourism and/or nature-based and ancillary services tourism development
- Drive visitor economy
- Generate new employment opportunities
- Strengthen the local economy
- Cultivate community engagement
- Demonstrate environmental sustainability
- Embrace the scenic amenity
- Celebrate cultural heritage

FOR LEASE

Tender closes 2pm,
Wednesday 4th March 2026



The Location

Situated along Lower King Street, the site is a pristine expanse of rural land nestled along the Caboolture River. Being surrounded by low-density residential developments, this location offers a sense of serenity and natural splendour.

Conveniently positioned just 1.8km east of the Caboolture CBD, a mere 600m from the Bruce Highway, and a short 1.6km from the Caboolture Railway Station, the site is remarkably accessible to day visitors. Its strategic placement ensures easy access for tourists and the local community seeking a memorable experience.

Within this expansive 44.9HA of land, there is a remarkable 6.13HA of development land, separated by a small stormwater drainage easement which presents an excellent opportunity for a thoughtfully designed bridge to connect the 3.5HA and 2.38HA development sites.

The site benefits from a vast potential customer base, as approximately 400,000 people reside within a convenient 30-minute drive from the location. Additionally, Caboolture exceeds 540,000 overnight visitors each year, this establishes the area as a thriving hub for tourism and signifies the immense potential of the site's development.

Key market drivers within a 2km radius of the site

- 
 Caboolture
 CBD
- 
 Caboolture
 Hospital
- 
 Centenary Lakes
 Park & Sporting
 Precinct
- 
 Caboolture
 Industrial estate
- 
 Caboolture State
 High School
- 
 St Columbus
 College





Executive Summary



Real Property Details

L2 & L284 / CG3599, L1 / RP110304, L17 / C313 & L222 / CG2904



Legal Owner

Moreton Bay
City Council



Address

94-142 Lower King Street
Caboolture



Title References

18541220, 15138126,
15138125, 13952057,
14237210



Land Tenure

Long term lease



Zoning

Rural



Proposed Lease Area

449,000m² (44.9HA)



Development Area

6.13HA 3 parcels
(0.24HA, 3.51HA & 2.38HA)



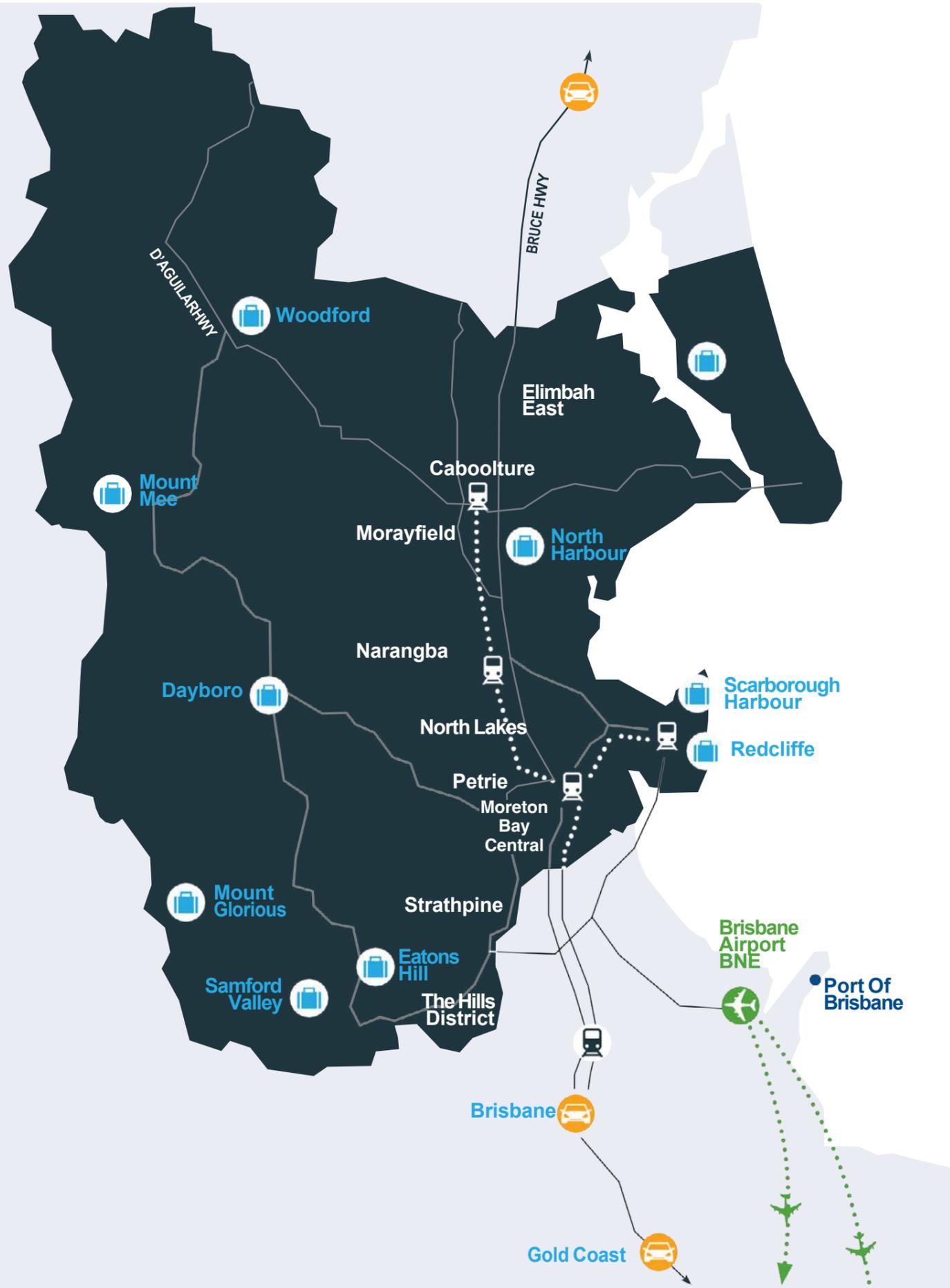
Current Use

The Property is currently under a private lease agreement
used as livestock grazing land

Moreton Bay Overview

The City of Moreton Bay in Queensland, Australia, is a paradise of vast landscapes, stunning foreshores, and exceptional living conditions. Moreton Bay Region is, by population, one of the fastest growing and largest regions in Australia (ABS, 2020). It is located between 20 km and 44 km north of the Brisbane CBD and occupies a large and diverse area between the Sunshine Coast in the north and Brisbane City to the south. Over the past two decades, the city's enviable and diverse lifestyle and ability to still offer all the capital city conveniences and CBD proximity, have been key drivers of growth as both a residential location of choice and a popular visitor destination.

This city offers a captivating blend of natural beauty and coastal allure. With lush rainforests, rolling hills, and charming country towns in the hinterland, it provides a picturesque escape. The mesmerising Moreton Bay foreshore boasts picture-perfect beaches like Redcliffe and Bribie Island, complemented by vibrant seaside towns such as Scarborough. Alongside its breathtaking scenery, the city offers an outstanding quality of life with a subtropical climate, ideal for outdoor activities, and a thriving economy that contributes to its vibrant communities.



ECONOMY

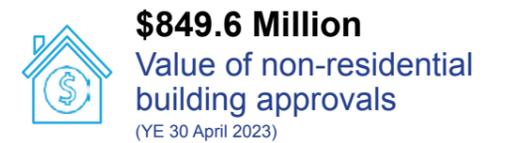
Our city is a diverse economy and a hive of opportunity. The local areas are hubs of innovation and industry, and home to an existing skilled labour force.

RESIDENT WORKFORCE

The city is home to leading manufacturers in construction, machinery, agribusiness and beyond. Moreton Bay currently provides access to local jobs for 66% of working residents.

PROPERTY

Significant property development and land release will continue to create demand for businesses wanting to establish a base to service local, state, national and international markets



Our City's Economic Strategy

Moreton Bay is experiencing rapid growth in its population and economy. In the last decade the region's population grew by 21% and continues to climb at a similar rate. Competitively priced residential and commercial land and premises underpin a strong economic performance which continues to attract residents, new businesses and a highly skilled workforce.

Support by an array of strategic plans, public and private partnerships and collaborations, the Regional Economic Development Strategy (REDS) represents a fresh focus to grow the economy by building on four key priority sectors: advanced manufacturing; food and agribusiness; tourism, sports and major events; and knowledge, innovation and entrepreneurship.



BIGGER

\$40 billion economy



BOLDER

100,000 new jobs



BRIGHTER

Top 10 regional innovation hub

KEY PRIORITY INDUSTRIES AND CITY-BUILDING PROJECTS

PRIORITY INDUSTRIES

- Advanced manufacturing
- Food and agribusiness
- Tourism, sports and major events
- Knowledge, Innovation and entrepreneurship

CITY-BUILDING PROJECTS

- Moreton Bay Central
- SEQ Northern Freight Terminal
- Wamuran Irrigation Scheme
- North Harbour
- Scarborough Harbour Masterplan

OUR STRATEGY

SERVICE

- We seek to understand the needs of those we serve
- We strive to exceed expectations
- We communicate clearly
- We take a positive approach
- We are proud to serve our community

TEAMWORK

- We promote a friendly, supportive work environment
- We inspire and encourage innovation
- We develop and maintain relationships
- We work collectively to achieve common goals
- We work collaboratively with our community and external partners

INTEGRITY

- We are ethical and honest
- We take responsibility for our actions
- We act within statute and law
- We take pride in the manner in which we perform our duties

RESPECT

- We listen to people
- We treat people fairly and consistently
- We embrace diversity and opinions
- We treat others as we wish to be treated

SUSTAINABILITY

- We focus on the future
- We respect the environment
- We demonstrate leadership by example



Visitor Economy

CITY OF MORETON BAY TOURISM Annual Average (YE Dec 2024)



3.9 Million
Visitors



2,983,369
Day visitors



916,320
Domestic
Overnight Visitors



2,797,007
International
Visitor Nights
(TRA, YE Dec 2024)



2,396,704
Domestic
Visitor Nights
(TRA, YE Dec 2024)



2,797,007
International
Visitor Nights
(TRA, YE Dec 2024)



\$2.692 Billion
Visitor Spending in City of Moreton Bay
YE Aug 2025 (Spendmapp by Geografia)



Caboolture Overview

Caboolture is a captivating town renowned for its exceptional livability, strong workforce, and vibrant local economy. With an abundance of amenities and a picturesque natural landscape, Caboolture offers its residents a high quality of life. The town boasts numerous parks, sport & recreational facilities, and a welcoming community spirit, making it an ideal place to live and raise a family.

One of Caboolture's notable strengths lies in its skilled and diverse workforce. With a range of industries flourishing in the area, the town benefits from a pool of talented professionals from healthcare, education, manufacturing, agriculture and more. This strong workforce not only contributes to the local economy but also enhances the overall development and growth of Caboolture.

Caboolture thrives as a bustling economic hub. The town's strategic location provides easy access to major cities and transport links, attracting businesses and fostering economic growth. Notably, Caboolture holds the distinction of having the second highest Visiting Friends and Relatives (VFR) market in the City of Moreton Bay. This means that tourists flock to Caboolture to visit their friends and family, injecting tourism revenue into the local economy and boosting the town's prosperity.



Caboolture Demographics



\$720,000

Median residential sale price

(12 months ending 31 March 2025)



\$833,999

Median new house sale price

(QGSO, YE March 2025)



\$385,000

Median vacant land sale price

(QGSO, YE March 2025)



91,946

Population

est. 2024 (ABS, SA3 data, 2025)



34.8 years

Median age

as at 30 June 2024 (QGSO, 2025)



19,579

Local jobs



6,386 (23.5%)

3+ vehicle households



44,705

Resident workforce



\$684

Weekly income



4,701

Local businesses

(30 June 2024)



168

Medium & large businesses

(30 June 2024)



151

with \$5M+ in turnover



447

Residential lot registrations

(12 months ending 30 June 2025)



69.9km²

of Protected area



5.4%

Unemployment

(March Qtr, 2025)



63.6%

Percentage of working age population



\$530

Median residential rent for a three bedroom house

(YE 30 June 2025)



23

Schools



51

Early childhood services



21,500 (74.3%)
Family households



Development Considerations

COUNCIL PLANNING SCHEME

Rural Zone (Development Area) & Limited Development Zone

FIXED CONSTRAINTS

Council Planning Scheme 2016 (V.6 21/12/21) - Overlays

- Bushfire hazard
- Coastal hazard (erosion prone area)
- Coastal Hazard (storm tide)
- Balance coastal planning area
- High risk storm tide inundation
- Flood hazard
- Balance flood planning area
- High risk flood hazard area

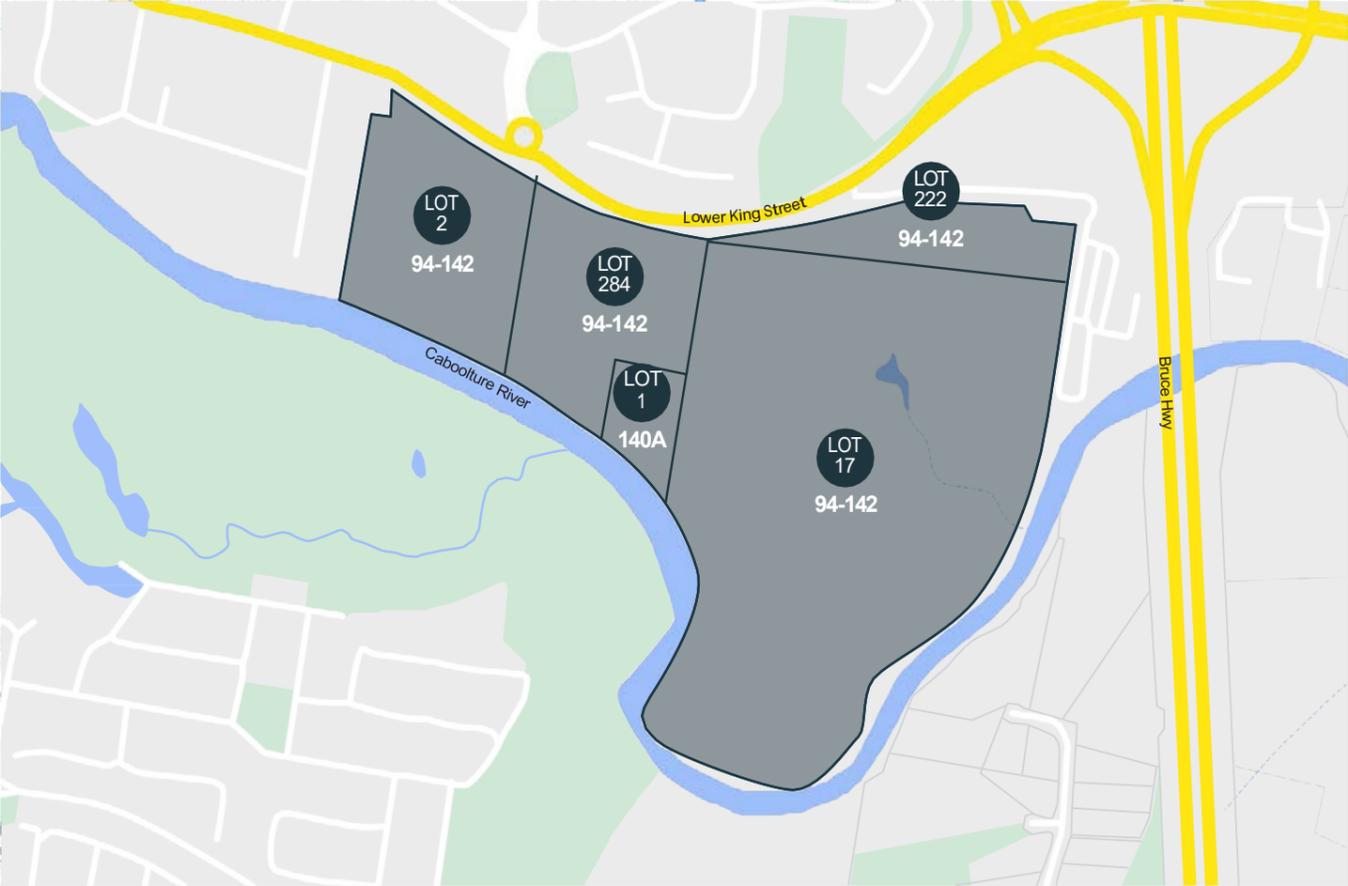
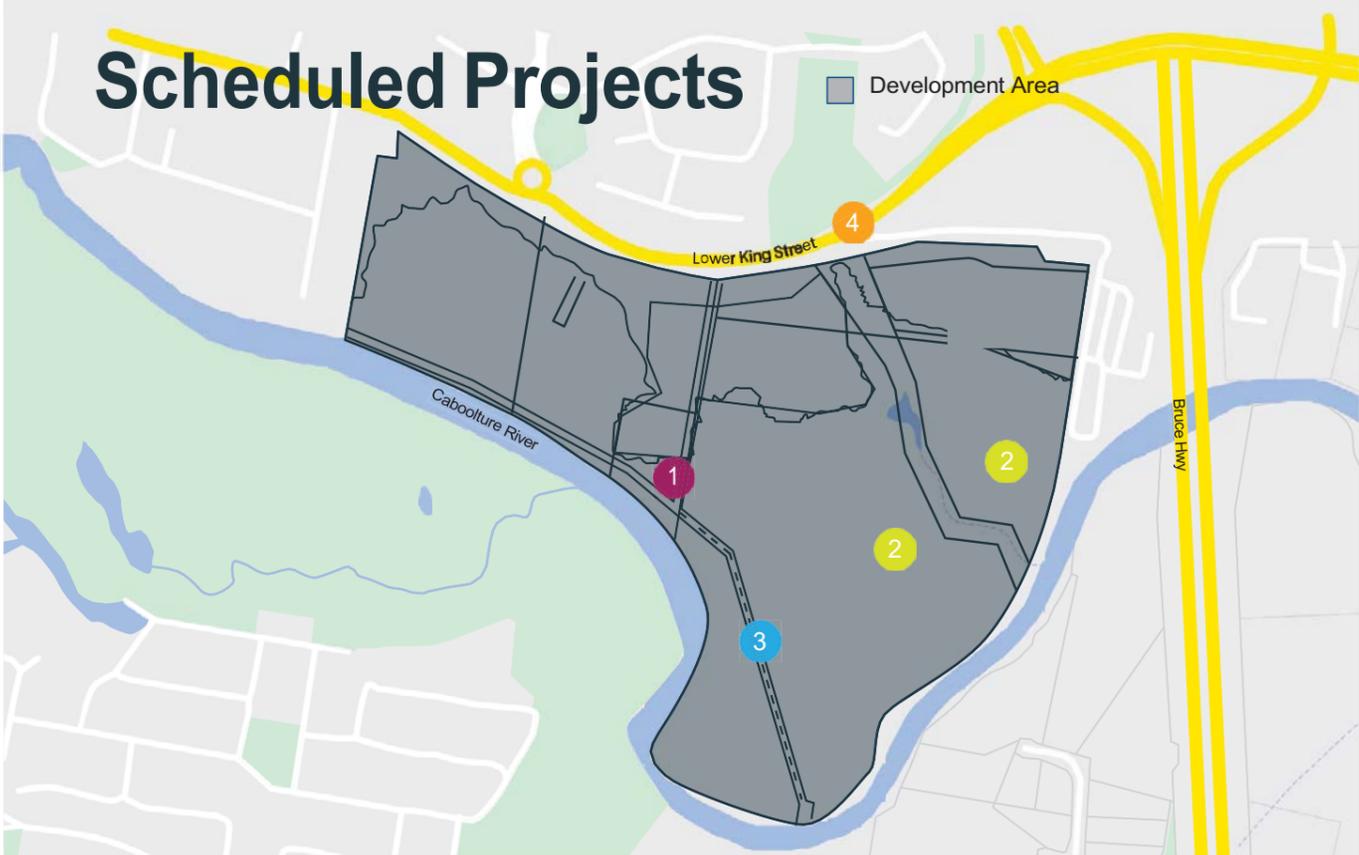
FLEXIBLE CONSTRAINTS

Council Planning Scheme 2016 – Overlays

- Acid sulfate soils
- Environmental areas
- Riparian and wetland setbacks

Council Planning Scheme 2016 (V.6 21/12/21) – LGIP

- Public Park infrastructure (OS-59) Regional Recreation
- State-controlled road (Lower King Street)
- Land contamination former was treatment facility, Lot 1 only
- Heritage (cultural form)
- Council telecommunications infrastructure



*Locations and Outline Indicative Only

1 UNITY WATER RECYCLED WASTEWATER PIPELINE

The property has undergone the construction of a Unity Water recycled wastewater pipeline, which was implemented within an existing services easement containing communications cables, sewer pipes and recycled water pipeline. It is important to note that hard stand construction is not permitted on this easement.

2 KING ST WETLANDS PROJECT

The KSWP is programmed for design and development approval in 2025/26, followed by a three year staged development of construction and establishment. The proponent will have the option to either deliver its own works and any integrated works which deliver the required outcomes under the KSWP, or deliver its own works only, with Council to deliver the KSW works at a date in the future.

3 COUNCIL COMMUNICATIONS CABLE & SEWERAGE PIPE

4 DTMR ROAD UPGRADE

Lower King Street is state-controlled road. The responsible state agency is the Department of Transport and Main Roads (DTMR), who have funding through the Queensland Transport and Roads Investment Program (QTRIP project 186910).

Council understands the funding upgrade planning of the road corridor, potentially includes the design of a future 4-lane cross section extending between east of the Bruce Highway interchange through to west of the Mewett St roundabout which may also be upgraded to traffic signals.

However, while the exact extent and timeline for the road upgrade is not confirmed and remains subject of DTMR planning outcomes and approvals including budget, it can be expected that during the construction phase of this upgrade, access to and from adjacent properties, including the subject site, may be limited and subject of consultation between respective landowners and DTMR.

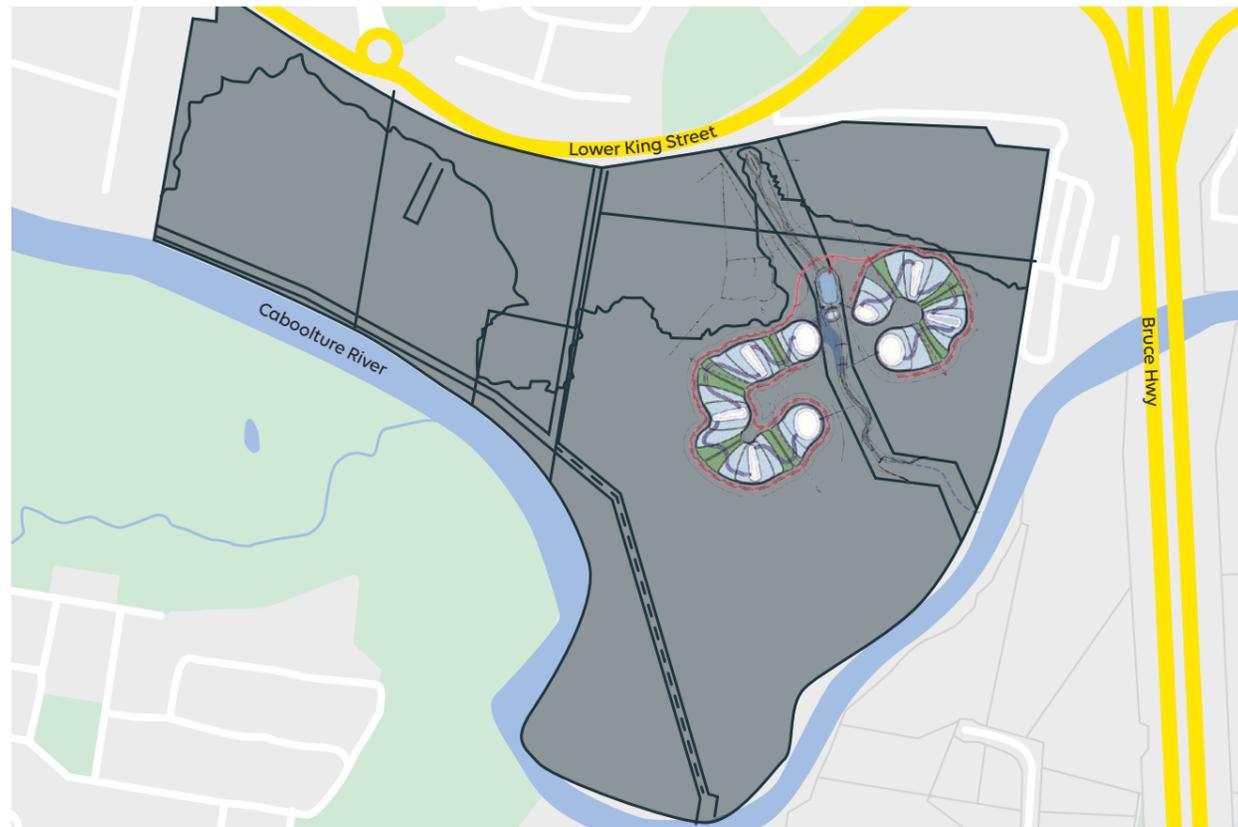
King Street Wetlands Project

The KSWP is programmed for design and development approval in 2025/26, followed by a three year staged development of construction and establishment. The proponent will have the option to either deliver its own works and any integrated works which deliver the required outcomes under the KSWP, or deliver its own works only, with Council to deliver the KSWP works at a date in the future. If Council delivers the KSW works, Council will require access to the subject site for the purpose of undertaking the works. Given the anticipated three-year construction and establishment phase, Council may require access to the subject site during the operational phase of the proponent's development. If the proponent elects to deliver integrated works, Council anticipates that the commercial offer made by the proponent will reflect and factor in the associated costs obligations assumed, for those integrated works.

Subject to the proponent's selection, the applicable transaction documents will include provisions to address:

1. if the proponent delivers integrated works which deliver the required outcomes under the KSWP – further specification of any integrated works that may be required / agreed to be delivered, timing for delivery of the works and Council's requirements for the delivery and maintenance of the works; or
2. if Council delivers the KSWP at a later date - the integration with the proponent's proposed works, a process for co-ordinated design development and a more detailed process as to the mechanics of Council's delivery of the works, including in respect of access rights, timing for delivery and a proposed methodology for undertaking the KSWP works.

Further specifications and design objectives for the KSWP are contained in Appendix A Caboolture - Lower King Street – Constructed Wetland Project. While Council requires specific objectives to be achieved in respect of the KSWP, it will work in conjunction with the proponent to finalise design and delivery requirements (for any integrated works) and to addresses any further requirements subject to the proponent's selection.



Method of Disposal

Method of Disposal for City of Moreton Bay via Tender

Introduction	Council is initiating a land disposal process - lease via an open tender. The purpose of this information memorandum is to outline the method of disposal for interested parties.
Tender Submission	Interested parties are invited to submit their response for a long-term lease over the 94-142 Lower King Caboolture via www.vendorpanel.com.au/publictenders.aspx
Evaluation & Shortlisting	Council's evaluation committee, consisting of representatives from relevant departments and stakeholders, will assess the received responses and may prepare a shortlist of candidates utilising the evaluation criteria. Additional clarification may be sought through interviews or presentations.
Selection & Negotiation	The proposal aligning best with local government objectives and requirements, may be recommended for appointment. Negotiations may be initiated with the selected party to finalise lease terms, rent, duration, and other specific conditions.
Lease Agreement & Public Announcement	A lease agreement will be prepared based on the negotiated terms and conditions. Once the lease agreement is executed and all necessary approvals are obtained, the successful proponent will be publicly announced.

Annexes

City of Moreton Bay Corporate Plan 2022-27

<https://www.moretonbay.qld.gov.au/files/assets/public/v/2/services/policies/corporate-plan-2022-27.pdf>

Moreton Bay Regional Council Tourism Opportunity Plan

<https://www.moretonbay.qld.gov.au/files/assets/public/services/business/tourism-opportunity-plan.pdf>

Moreton Bay Regional Council Investment prospectus

<https://www.investmoretonbay.com.au/Why-Moreton-Bay/Investment-Prospectus>

Short term accommodation study

<https://www.investmoretonbay.com.au/files/assets/investmb/short-term-accommodation-study.pdf>

Attraction of Tourism Policy

<https://www.moretonbay.qld.gov.au/files/assets/public/services/policies/attraction-of-tourism-development-policy.pdf>

<https://www.moretonbay.qld.gov.au/files/assets/public/v/2/services/policies/attraction-of-tourism-development-policy.pdf>

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